

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 6th day of September, 2024 at 3:30 am/pm
Stephanie M. Sanders, Robertson County Clerk
by: Lacy Fechner

Filed for Record in:
Robertson County
On: Sep 06, 2024 at 03:30P
By: Lacy Fechner

TBD FARM MARKET 1940
FRANKLIN, TX 77856

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: October 01, 2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 17, 2020 and recorded in Document VOLUME 1416, PAGE 161; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 20211939 real property records of ROBERTSON County, Texas, with MANUEL ZAMORA, III AND LYDIA URIBE RIOS, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MANUEL ZAMORA, III AND LYDIA URIBE RIOS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$256,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PETE FLOREZ, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, OR SHARON ST. PIERRE whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the ROBERTSON County Clerk and caused to be posted at the ROBERTSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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ROBERTSON

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ROBERTSON, STATE OF TEXAS AND IS DESCRIBED AS FOLLOWS:

BEING TRACT 6 OF THE M D ACRES SUBDIVISION PHASE II, A SUBDIVISION LYING AND BEING SITUATED IN THE GRANDE 11 LEAGUES GRANT, A-32, ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID SUBDIVISION RECORDED IN VOLUME T, PAGE 67, MAP AND PLAT RECORDS OF ROBERTSON COUNTY, TEXAS; AND BEING A PORTION OF THE LAND DESCRIBED IN DEED DATED JULY 30, 2019 FROM MARY E. DAVIS TO ROSS T BUSH AND MARY HELEN BUSH, RECORDED IN VOLUME 1381, PAGE 283, OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.